BOSTON PUBLIC LIBRARY
3 9999 06548 432 9

GOVERNMENT DOCUMENTS
DEPARTMENT
BOSTON PUBLIC LIBRARY

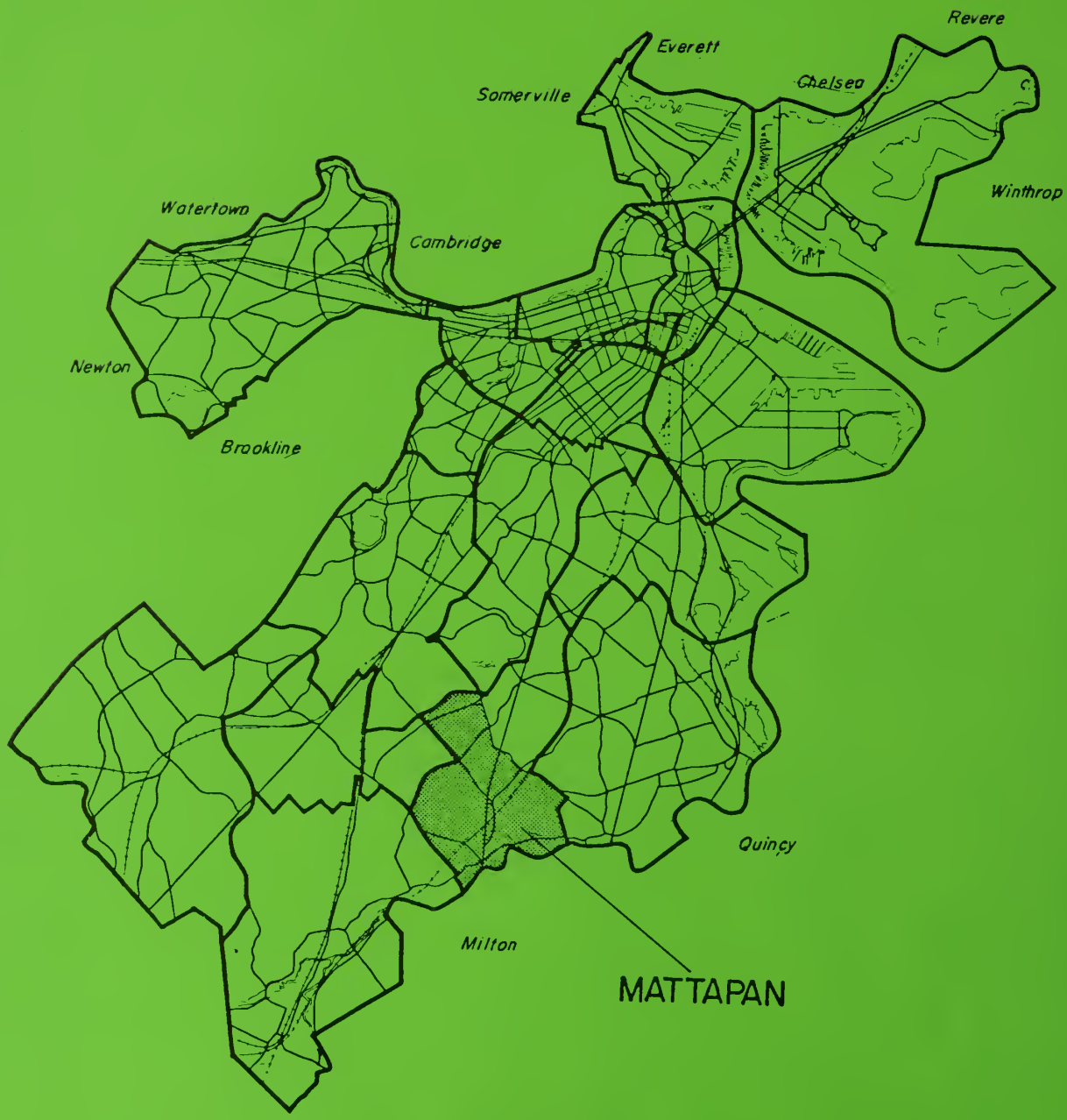
Mattapan

District Profile & Proposed 1978-1980 Neighborhood Improvement Program

City of Boston
Kevin H. White, Mayor
Boston Redevelopment Authority
Neighborhood Planning Program

Summer, 1977

GOV DOC
HT177
.B6B6434x
copy 3


Revere
Everett
Somerville
Chelsea
Winthrop
Watertown
Cambridge
Newton
Brookline
Quincy
Milton
MATTAPAN

KEVIN H. WHITE
MAYOR

CITY OF BOSTON
OFFICE OF THE MAYOR
CITY HALL, BOSTON

The Boston Redevelopment Authority's Neighborhood Planning Program has prepared this report to assist residents and City agencies develop longer range solutions to community-wide planning issues.

This "Neighborhood Profile" contains information which helps bring into sharp focus those matters which are of concern to residents of each neighborhood in the City. This information facilitates public understanding and assists all of us--both at City Hall and in the neighborhood--in determining how we can best use the resources available to us.

I hope this booklet serves as an important building block to encourage greater interest in the problems confronting this neighborhood and our City and help us all in developing solutions to these problems.

Kevin H. White
Mayor

Boston Redevelopment Authority

Robert F. Walsh / Director

City Hall
1 City Hall Square
Boston, Massachusetts 02201
Telephone (617) 722-4300

HT177
.B6E6434x

The Boston Redevelopment Authority, as the City planning agency, is pleased to submit for neighborhood review a profile of Mattapan.

It is my hope that the profile can serve as a starting point in the dialogue that should and must take place between neighborhood residents and public officials as decisions are made about the use of community development funds and other matters of public policy.

The decision-making process, of course, must be based on data that is up-to-date and accurate. I am confident that the material contained in this report can be of great assistance to all who care about this neighborhood in particular and the city as a whole.

Questions and comments about the material in the report should be directed to the Neighborhood Planning staff of the BRA.

Robert F. Walsh
Director
Boston Redevelopment Authority

This planning report, prepared by the Mattapan Neighborhood Planner, is intended to assist local residents and City officials in defining the needs of, and programs for the Mattapan area. It is also written to provide prospective residents and investors with an analysis of current issues facing the community.

The report includes background information, a discussion of major community planning and development issues and recommended strategies and is intended to assist in the establishment of a long range framework for decision making by the public and private sectors.

TABLE OF CONTENTS

1. BACKGROUND.....1-11

A. NEIGHBORHOOD HISTORY
B. EXISTING CHARACTERISTICS

1. Wellington Hill
2. Blue Hill/Norfolk
3. Western Mattapan
4. Eastern Mattapan

C. PAST MAJOR PUBLIC INVESTMENT (1968-1976)
D. PAST PRIVATE INVESTMENT
E. 1977 PUBLIC INVESTMENT PROGRAM

2. PLANNING AND DEVELOPMENT ISSUES/RECOMMENDED STRATEGIES (Mid and Long-Range).....12-24

A. HOUSING

1. Residential Disinvestment
2. Owner-occupied Housing
3. Absentee owned Housing Needs
4. HUD Owned Vacant Housing (Homesteading Program)

B. NEIGHBORHOOD BUSINESS DISTRICTS

1. Walk Hill-Blue Hill Avenue
2. Mattapan Square

C. VACANT LOT REUSE
D. OPEN SPACE
E. COMMUNITY SECURITY PATROL
F. TRANSPORTATION
G. HUMAN SERVICES

3. PROPOSED MATTAPAN NEIGHBORHOOD IMPROVEMENT PROGRAM (1977-1979).....25-32

4. SUMMARY TABLE - Issues, Strategies and Public Investment Program.....33

1. BACKGROUND

A. NEIGHBORHOOD HISTORY

Mattapan was originally part of the Town of Dorchester, although it has developed its own separate character and identity. The name of the area was derived from the Mattahunt Indian Tribe, which inhabited large areas of Milton, Dedham, Dorchester, Roslindale and Mattapan. The earliest development in Mattapan was near Mattapan Square and along what is now Babson Street. Trolley service on Blue Hill Avenue in the 1890's created a residential construction boom around Wellington Hill, which was then built up with substantial two- and three-family homes and a few large single homes. The southern area of Mattapan has developed gradually since then, with single family homes on fairly large lots during the 1930's, 1940's, and 1950's, and Garden Apartment Developments during the 1950's and 1960's.

In recent years, Mattapan has been threatened with the kind of neighborhood decline and abandonment which has occurred to the north, in Dorchester and Roxbury. This threat has become a reality in the Blue Hill/Norfolk sub-area and is presently become a severe problem making any effort of neighborhood stabilization uncertain. To arrest this neighborhood uncertainty the City has developed the Housing Improvement Program, the Section 312 loan program and the Homesteading Program, hoping to revitalize this section of Mattapan.

The center of the Mattapan area is Mattapan Square. Traditionally, the commercial shops along Blue Hill Avenue served virtually all the needs of the residents on nearby streets, who would walk down to see friends and shop. This social interaction extended to the public transportation system where Mattapan residents would ride the trolley home from work and buy food or other needs on the way home. The elimination of the trolley in the 1950's and competition from newer car-oriented suburban shopping centers has caused some decline along Blue Hill Avenue, except at the Square, where the City has made a major investment and is committed to its revitalization. The Square now has one of the lowest store vacancy rates of any of the City's older shopping areas.

One of the more attractive features of Mattapan Square is that it is geographically located next to the town of Milton and its commercial market district includes the northern section of Milton. In addition, the Mattapan Square MBTA terminal is a benefit to the Square's character as a strong neighborhood commercial center.

In essence, Mattapan has become, like the South End, another of the City's neighborhood showcases where a multiplicity of ethnic backgrounds live and interact in harmony. Because of this harmonious racial environmental character, the value of the residential and commercial properties has stabilized, and even in many cases, appreciated in value.

B. EXISTING CHARACTERISTICS

Information on population and housing in this report is dervied primarily from the 1970 U. S. Census and 1960 U. S. Census. For purposes of analysis, the Mattapan area has been divided into 4 sub-areas: (1) Wellington Hill, (2) Blue Hill/Norfolk, (3) Western Mattapan and (4) Eastern Mattapan. (See Map of Sub-areas, and Table of Comparative Statistics.)

Wellington Hill

The northern portion of Mattapan is located on and around a hill, and is bounded by Morton Street, a short segment of Blue Hill Avenue, Almont Street, Walk Hill Street, and Harvard Street. This area underwent racial change in the 1960's (see map), and a demographic increase of a larger family size and a decrease in the elderly population. The neighborhood remains predominantly middle-class suburban in character.

The homes and yards on Wellington Hill are generally well maintained by owner-occupants. Abandonment has increased recently primarily due to mortgage foreclosure, often due to major repairs for which the owner doesn't have the cash and is unable to get a home repair loan. Most of the abandoned buildings belong to the U.S. Department of Housing and Urban Development (HUD).

Blue Hill/Norfolk

The Blue Hill Norfolk section of Mattapan is bounded by Blue Hill Avenue, the Penn Central Railroad tracks, and Morton Street (see map). This area has experienced the most housing abandonment in the Mattapan area. Total population has therefore decreased and there has been a loss of the owner-occupant and middle-class resident. This area too underwent racial change in the 1960's and a demographic increase of family size and a decrease in the elderly population. The homes are predominantly two and three-family in character. One family housing has experienced two contrasting activities. Most of the homes which were FHA insured have experienced foreclosure. Whereas, most of those which were conventionally financed have stabilized and appreciated in value. This contrasting dynamic suggest the need for an adequate FHA monitoring program which would avoid abandonment by either resales or further financial assistance. The apartment buildings of six to twelve units have also experienced abandonment or high vacancies mainly due to poor management and the lack of programs to meet the needs of the investor/owner (absentee landlord).

Western Mattapan

The western area of Mattapan is bounded by Blue Hill Avenue, Almont Street, Harvard Street, Cummins Highway, Greenfield

Street, and the Neponset River (see map). Total population has also increased, largely due to the construction of new garden apartment complexes.

This is one of Boston's newest residential areas - most of the buildings are less than 40 years old. Housing conditions are good to excellent throughout the neighborhood. Abandonment is infrequent in this area, but has increased in the past few years. Almost all of the abandoned houses are foreclosures which now belong to HUD.

Eastern Mattapan

The Eastern section of Mattapan is bounded by Blue Hill Avenue, the Penn Central railroad tracks, Morton Street, Maryknoll Street, Freeland Street, and the Neponset River. Population in this neighborhood increased slightly since 1960. This integrated area contains a mix of Irish, Jewish, Black and other ethnic groups. Median income increased slightly, and is about equal to the city as a whole.

The houses range in age from 20 years to 150 years old, and are in good to excellent condition. Two of Boston's most desirable public housing projects are in this area: the new elderly development on River Street, and the two-family duplexes in the Gallivan-Morton Project for families. Abandonment is rare, and virtually all the abandoned houses are HUD foreclosures.

Comparative Statistics - Mattapan
1970 U.S. Census Data

Population	Wellington Hill	Western Mattapan	Eastern Mattapan	Blue Hill/ Norfolk	District	City
Total 1970	5,000	5,099	6,110	4,428	20,637	639,657
Change from '60	-2%	+16%	+8%	-4%	+9%	-8%
Total Black 1970	2,666	420	170	1,873	5,129	104,200
Change from '60	30%	+33%	+12%	60%	+48%	
Aged 0-14 yrs.-1970	1,047	1,100	1,010	1,800	4,957	
Change from '60	+18%	+9%	+5%	18%	+12%	
Aged 64 yrs. & over	833	1,150	1,815	580	4,378	81,437
Change from '60	-19%	-7%	-4%	23%	-17%	-5%
Income						
Median Family Income	$ 8,350	$11,200	$ 9,900	$7,857	$9,500	$ 9,133
Change from '60	+2%	+8%	+5%	+1%	+5%	+20%
% Families under $5,000	22%	10%	16%	24%	16%	22%
Housing						
Total Dwelling Units	1,731	1,971	1,950	1,387	7,039	232,856
Units Needing Fix-up in excess of $1000	104	230	95	250	679	67,102
%Owner Occupied Structures of 1-4 units	85%	90%	85%	83%	87%	80%
Mobility of Residents- in residence less than 5 years	63%	42%	39%	58%	50%	50%

C. PAST PUBLIC INVESTMENT (1968-1976)

Since 1968, the City spent approximately $630,000 on street and sidewalk reconstruction and resurfacing, sewer and water projects, residential street lighting, and new lighting in commercial areas.

There were major improvements made to River Street through the reconstruction of new streets, sidewalks and lighting. The MBTA reconstructed a parking facility for 275 cars in Mattapan Square.

The City spent about $250,000 on improvements in the Mattapan Square commercial area, for street repairs, sidewalk redesign and reconstruction, new lighting, trees, benches, etc. This was the first in a series of major public improvement projects intended to help revitalize older neighborhood commerical shopping areas.

An indoor recreation building was constructed behind the Gallivan-Morton Housing Project, at a cost of $300,000. Major repairs and new equipment were provided at Almont Playground and Walker Playground for $190,000.

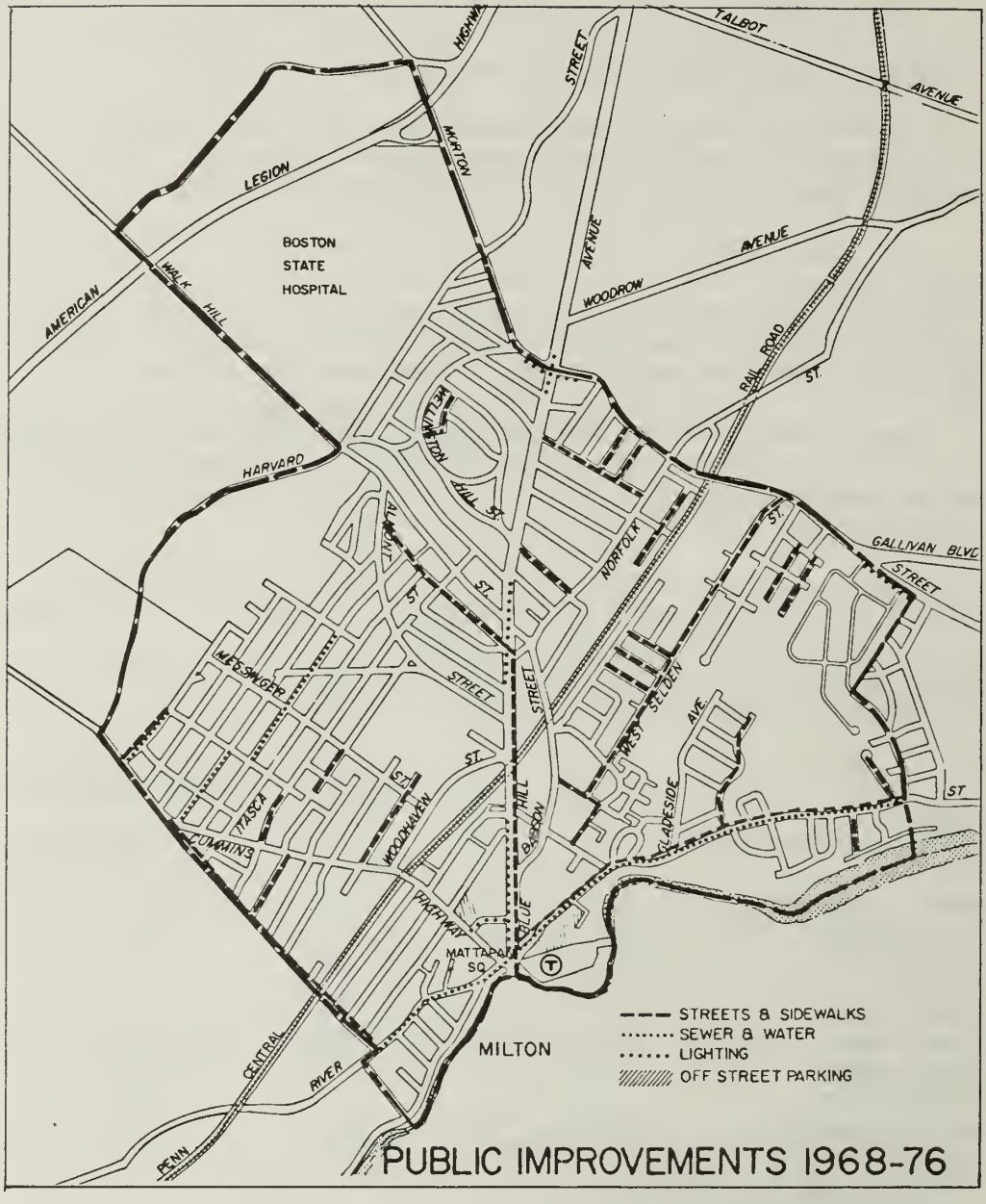
The Boston Housing Authority built 64 units of elderly housing just off River Street next to the Mattapan Chronic Disease Hospital.

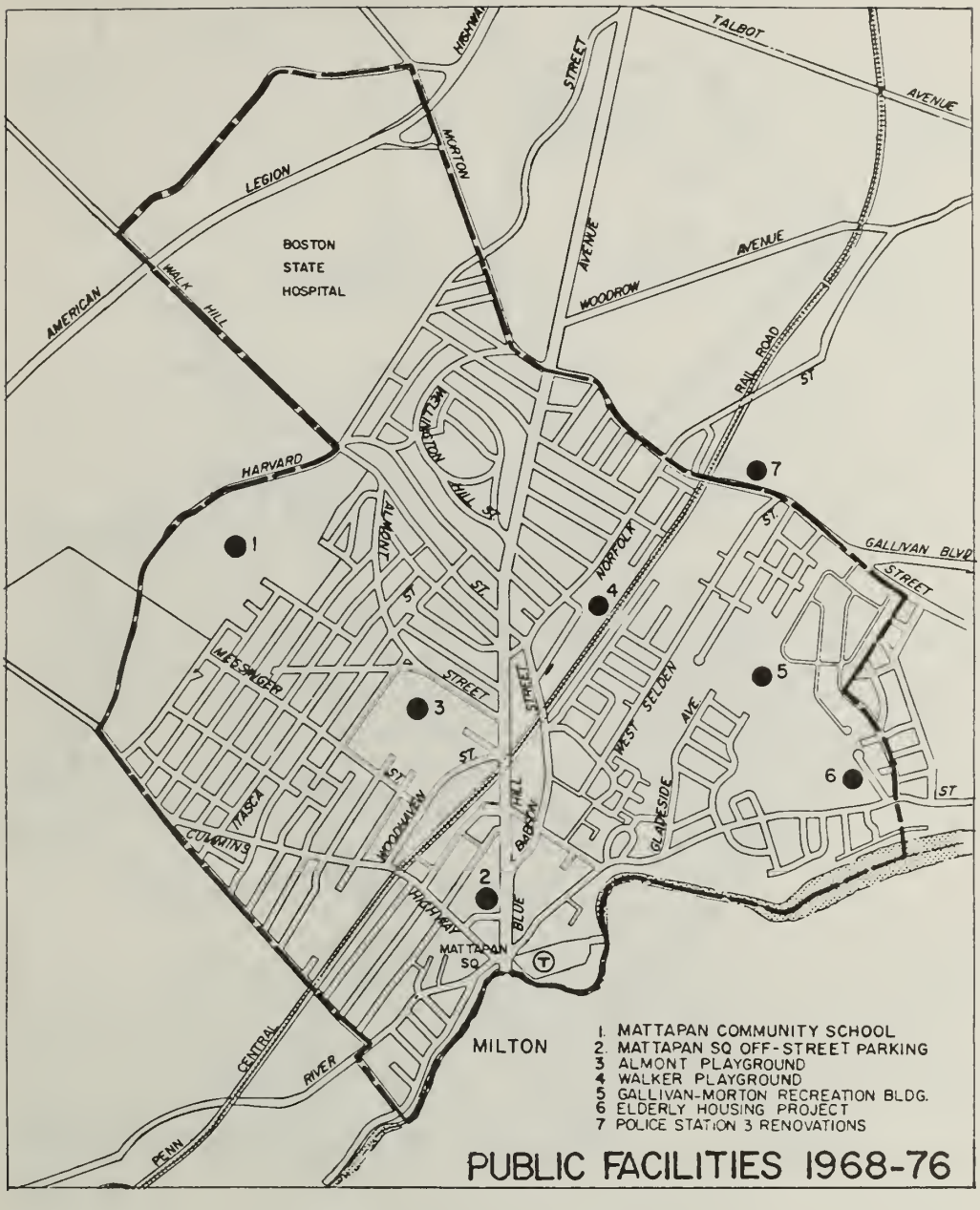
The following table gives a summary of the last two years' programmatic public investment.

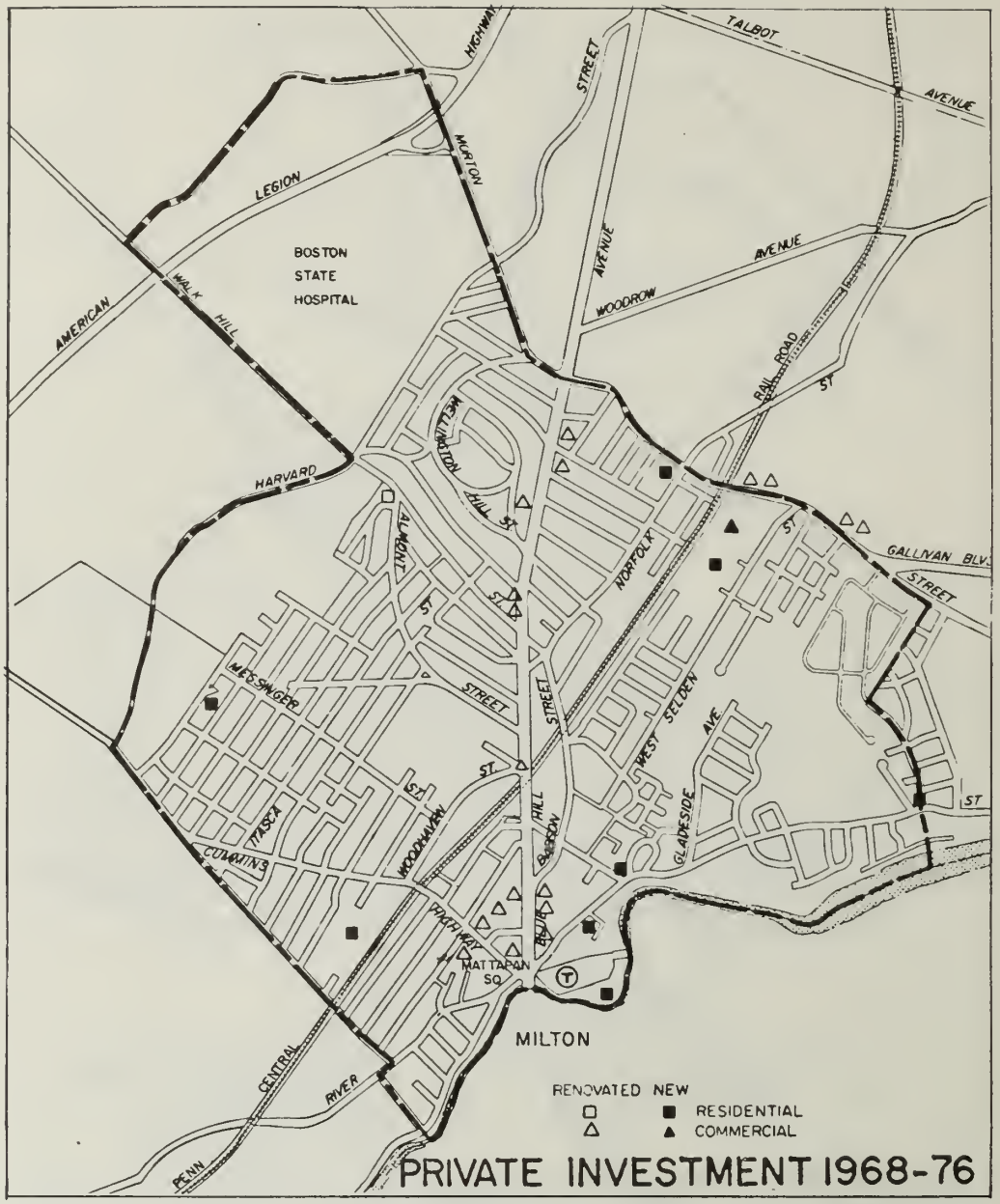
TABLE I

	1975	1976	1977 Projected
Demolition			
Total Structures Demolished	2	9	20
Total Cost	$ 6,200	$ 33,673	$ 58,000
Vacant Lots Program			
Victory Gardens:			
Total Number	0	1	
Total Cost		$ 13,000	
Revival:			
Total Number		5	1
Total Cost		$ 6,500	$ 1,300
Public Housing			
Morton Gallivan	-	-	$146,300
Housing Programs			
Homesteading (Wellington Hill)	$444,600	$568,000	$240,000
*Total Program Allocation (includes other target areas)			
Planned for 1977			6
Homesteaders Selected			4
Submitted for Mortgage			2
Transfer to Non-profit			1
Occupied			1
312 Program			
Area Allocation	-	$220,000	N/A
Total Potential Cases		61	N/A
Area Rehab Cost		$ 9,239	N/A
Total Loans to Date (includes potential suspensions)		$443,482	N/A
HIP (see table II)			

* These figures represent administration/overhead cost. HUD's contribution is in the form of property tax turnovers.


TALBOT
AVENUE
STREET
AVENUE
WOODROW
AVENUE
RAIL ROAD
ST.
LEGION
MORTON
BOSTON
STATE
HOSPITAL
AMERICAN
WALK HILL
HARVARD
MILTON HILL ST.
ST.
NORFOLK
ST.
GALLIVAN BLVD
STREET
MESSINGER
STREET
STREET
WEST ST.
AVE
ST.
TASCA
CUMMINS
WOODHAVEN
ST.
HILL
BOSTON
CLAPBOARD
ST
PARKWAY
BLUE
MATTAPAN
SQ.
T
MILTON
CENTRAL
RIVER
PENN
STREETS & SIDEWALKS
SEWER & WATER
LIGHTING
OFF STREET PARKING
PUBLIC IMPROVEMENTS 1968-76


BOSTON
STATE
HOSPITAL
LEGION
AMERICAN
WALK HILL
HARVARD
MORTON
STREET
TALBOT
AVENUE
AVENUE
WOODROW
AVENUE
RAIL ROAD
ST
GALLIVAN BLVD
STREET
NORFOLK
WEST SELDEN
AVE
GLADESIDE
ST
ALMONT
ST
MELVILLE
HILL ST
MESSINGER
STREET
ST
TASCA
CUMMINS
WOODHAVEN
HIGHWAY
BLUE HILL
STREET
MATTAPAN
SQ
MILTON
CENTRAL
RIVER
PENN
1
2
3
4
5
6
7
1. MATTAPAN COMMUNITY SCHOOL
2. MATTAPAN SQ OFF-STREET PARKING
3 ALMONT PLAYGROUND
4 WALKER PLAYGROUND
5 GALLIVAN-MORTON RECREATION BLDG.
6 ELDERLY HOUSING PROJECT
7 POLICE STATION 3 RENOVATIONS
PUBLIC FACILITIES 1968-76


BOSTON
STATE
HOSPITAL
MILTON
RENOVATED NEW
RESIDENTIAL
COMMERCIAL
PRIVATE INVESTMENT 1968-76

D. PAST PRIVATE INVESTMENT

Since 1964 there has been substantial private residential and commerical investment in the Mattapan area. Many stores and offices in Mattapan Square have been modernized or rehabilitated. There has also been storefront rehabilitation and new construction on Cummins Highway.

In 1974 Star Market completed a large modern supermarket and discount drug store on Morton Street across from the District 3 police station and next to Morton Village.

Several small townhouse apartment complexes were built in southern Mattapan near River Street and Cummins Highway; Morton Village, with 208 apartments near Morton Street, was completed in 1968, and to this day is one of the more attractive and functional middle income residential complexes in the City of Boston. Fairlawn Apartments, with 250 rental units was completed in 1969, and is comparable in character to Morton Village.

As recent as the Summer of 1977 new small businesses have been appearing along Blue Hill Avenue, just north of Mattapan Square. Although the visibility has not been obvious the existence is beginning to indicate the need of program assistance such as RESTORE and the development of an extention of the Mattapan Square Business Trade Association to address the issues along this section of Blue Hill Avenue.

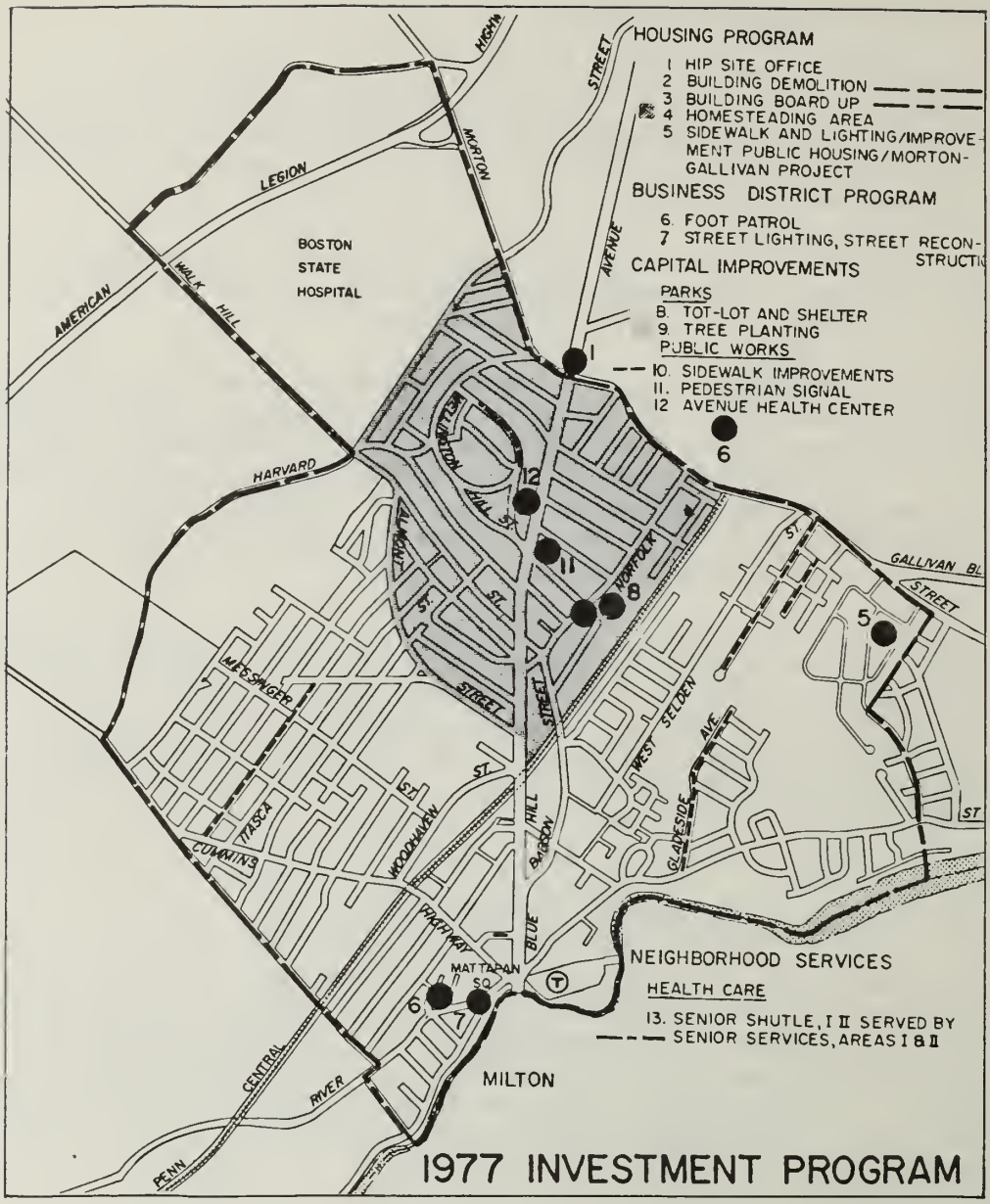
E. 1977 PUBLIC INVESTMENT PROGRAM

The 1977 Public Investment Program for Mattapan is concentrated on improving the residential areas with investment in five areas; housing, neighborhood business districts, capital improvements neighborhood services and public works. The funding for this public investment effort will come from the city's federally funded Community Development Block Grant (CD) and the City's capital budget.

Housing

There has been $60,000 allocated for rebates to owner-occupied homeowners through the Housing Improvement Program for code-related improvements to their property. It is expected that these funds will cover the rehabilitation of 100 buildings.

Mattapan is one of three City's neighborhoods to have a HUD Homesteading Program. The 1976 investment program funds were allocated to staff to market and operate the Homesteading Demonstration Program in Wellington Hill for approximately 20



properties, ($245,000). The Homesteading Program will market HUD owned vacant buildings for the cost of the rehabilitation. In this effort the City would provide no interest construction financing where the potential homesteader has a mortgage commitment. This year's allocation of $80,000 will provide rehabilitation focus for homeowners.

Other public investments for the housing related activities are clearance of abandoned, unsafe and dangerous buildings for the amount of ($65,000) and securing of vacant buildings for future rehabilitation ($20,000). It is estimated that 20 structures will be demolished and 10 structures will be boarded with these funds.

There will be $146,300 allocated to the Boston Housing Authority for the public housing project at Morton Street and Gallivan Blvd. for sidewalk and street lighting improvements.

Neighborhood Business District Program

Mattapan Square has already received an impressive amount of public investment. The city provided a new supply of parking facilities adding to this positive commerical image. In fact, the city takes quite a bit of pride in its helping to achieve the turn-around of a declining commercial center to a more positive commercial center. For 1977, the city will provide $18,000 for a foot patrol continuation in the Mattapan area. This year's allocation will also include $176,000 for street lighting and street reconstruction in targeted areas.

Capital Improvements

Walker Playground will receive $88,000 from the 1977 investment program. This money will provide a tot lot and new shelter which will replace the existing shelter which has been damaged by fire.

Public Works

There has been $57,700 of Community Development funds and $72,000 of capital budget funds for a total allocation of $129,000 for public works improvement in the Mattapan area. This work will include sidewalk reconstruction where targeted. Also allocated in this year's investment program is the installation of a pedestrain signal at Fessenden Street and Blue Hill Avenue.

Neighborhood Services

The Avenue Neighborhood Health Center located on Blue Hill Avenue, is a comprehensive program which provides primary health care service including pediatrics, obstertrics and gynecology, adult internal, podiatry and dentistry. In addition, the center has complete family planning and nutritional services available. The 1977 budget allocation of $40,000 includes funding for operating support in addition to Health and Hospitals outreach funding.

There will also be $16,500 of Community Development funds allocated for the operation of a Senior Shuttle. This service provides transporation for medical, social and recreational purposes for the elderly residents. The shuttle bus will operate from the senior services areas I and II.

2. PLANNING AND DEVELOPMENT ISSUES/RECOMMENDED STRATEGIES (Mid and Long-Range)

A. HOUSING

1. Residential Disinvestment

Issue

Housing abandonment has become a serious problem to the residents in the Mattapan district. Abandonment has many causes: low owner-occupancy, fire, crime, lack of mortgage or home improvement loans, disinvestment by absentee owners, inability of tenants or homeowners to pay the full cost of the housing they occupy, mortgage or tax foreclosure, etc. Owners or tenants living near abandoned buildings lose confidence in the neighborhood, and cut back on maintenance and/or move out of the area adding to the outward migration problem. Thus abandonment leads to further neighborhood decline and deterioration.

Strategy

In order to effectively reverse the process of abandonment and decline, vacant buildings and occupied houses needing repair must be either repaired, boarded, or demolished.

Boston's ongoing public investments should be planned so as to have the maximum positive impact on neighborhood stabilization. The residential areas where the Housing Improvement Program will be concentrating should also be scheduled for street and sidewalk repairs, street lights, water and sewer improvements and street trees.

The Housing Improvement Program, which gives homeowners a cash rebate of 20% and 50% for elderly residents of the cost of needed repairs, enables many owners to improve their property. This program will also help owners secure home improvement loans. The use of the money acquired from the rebate may possibly act as financial leverage.

Visible repairs in a neighborhood can start a positive cycle of restored confidence and additional repairs by owners who realize their neighbors are staying and working. The Housing Inspection Department should continue to inspect badly dilapidated buildings especially in target areas, to attempt to force the repair of "eyesores" which discourage nearby homeowners from making major repairs.

The City, through the Mortgage Review Board and the community, must work together to encourage banks to give mortgages and home repair loans in this area. The State

Banking Commissioner has now ordered banks to disclose the geographic pattern of their deposits and loans. When this information is available, the City should work closely with community groups, local banks, the Anti-Red-Lining Association and the Banking Commission to develop policies or legislation that will prevent "red-lining".

The City should continue its public relations effort to promote confidence on the part of current residents, and also to encourage replacement buyers to seek housing in Dorchester, Franklin Field and Mattapan. Promotional brochures should be published highlighting neighborhood preservation and rehabilitation efforts, areas of architectural and historic interest, new or innovative public and private improvements, and the general quality of life available in this area of Boston.

To effectively deal with abandoned buildings resulting from the disinvestment by absentee landlords or owner-occupants who were unable to maintain their property, the City must establish a process of fast condemnation, fast board-up, fast decision on rehabilitation possibilities, or fast demolition when needed. In many instances, the City has to accelerate the foreclosure process with the assistance of a full-time lawyer concentrating on targeted areas of abandonment. The City should try various incentives to encourage new homeowners to acquire and repair structurally sound buildings. Incentives should be continually evaluated. The newly expanded Housing Improvement Program Grant targeted in certain areas, with a 40% rebate for repairs of plumbing system, electrical system, heating system, and exterior painting, tax forgiveness for 3 to 5 years after purchase, or labor provided by the City from the Federal Comprehensive Employment Training Act Program (CETA).

In the past, the type of housing character for the black community has traditionally been geared to low and moderate income residents. There is presently a demand for market housing on the part of blacks and whites who are middle income. The City should expand its efforts to capture this demand.

2. Owner Occupied Housing

Issue

The Housing Improvement Program (for owner occupied 1-6 unit structures) has two very important components that have been helpful towards the development of a comprehensive approach to the area's housing problems. The first component is that the program helps participants who are willing to invest money toward rehabilitation of their homes. The second component was that the city was able to monitor and determine with the homeowner repairs that were important and

eligible for the rebate program. To address the housing in extremely declining residential areas within the Mattapan district the present 20% rebate program has been ineffective in an approach for a comprehensive housing rehabilitation effort.

The present Housing Improvement Program should therefore be targeted in certain areas in the Mattapan district to more effectively address the housing stock that is structurally sound but economically difficult to renovate. Effective in the case where homeowners were able to obtain financing for a reasonable amount of renovation, the program's rebate did not appear to be substantial enough to attract homeowners to make improvements beyond the cost of $10,000.

Strategy

The Housing Improvement Program should continue with a 20% rebate and 50% rebate for elderly residents in 1977 through 1980 for certain repairs. The city should also study expanding the program in order that there may be substantial rebates for all repairs to owners who are unable to obtain credit but who will complete repairs and can afford the cost of future maintenance.

To date, the Housing Improvement Program has been effective in the attempt to address the needs of the owner occupants. Although the programs has not encouraged the purchasing of new homes, it has discouraged further abandonment and therefore contributed to the stabilization of the Mattapan housing stock.

The City must attempt to redevelop the confidence of owner occupants in the Mattapan district if it is to preserve the character of the community. The most effective way to do this is to increase efforts to enforce the building and zoning statutes already in existence. Additional staff for inspection and legal services may be needed to insure that violations are recorded and that those who refuse to comply are quickly brought into court.

Any city funds alloted to residential sidewalk replacement or tree planting should be coordinated with other public and private efforts such as HIP to maximize the improvements to the Mattapan community.

A summary of the effectiveness of the Housing Improvement Program is shown in Table II.

TABLE II

The total amount allocated for the Housing Improvement Program for the years 1975-1978 is $535,000

1975-76: $175,000
1976-77: $200,000
1977-78: $160,000

To date the total neighborhood caseload and/or expected to complete is 538. The total number of eligible structures (owner-occupied 1-6 units) in the Mattapan district is 2,858. This represents an 18.8% HIP district participation.

CASELOAD & EXPECTED GRANTS TO DATE IN TARGETED NEIGHBORHOOD

Year	Cases Completed of Expected to Complete	Average Rebate	Total Grants Expected	Value of Construction
1975-76	156	$ 766.00	$119,496.00	$ 709,556.00
1976-77	80	$ 608.00	$ 48,640.00	$ 270,320.00
1977-78	63	$ 997.00	$ 62,839.00	$ 171,290.00
TOTAL	299	$ 790.00	$230,975.00	$1,151,566.00

NOTE: This data is based on information prior to September 1, 1977. Thus, all predictions are reflective to this date only. The figures will certainly change as HIP Year III progresses.

3. Absentee Owned Housing Needs

Issue

The owner occupancy level in the Mattapan District, although in the 60-75% range presents a problem in the development of a comprehensive housing rehabilitation strategy. To date there has never been a housing program that adequately addressed the problem created by many absentee landlords. In the case of 25% absentee ownerships, there needs to be a development strategy that addresses this component of the housing stock which influences the overall residential character of this district. To allow abandonment to continue on behalf of the inability of the absentee-owners to rehabilitate their property would be counterproductive to any housing development strategy in improving this district's housing stock.

Strategy

The most effective strategy to alleviate the absentee ownership problem is to encourage the sale of this housing stock to a buyer who will become an owner-occupant. This strategy has its drawbacks in the case of the six and twelve unit structures. These structures are the most difficult to sell to

potential owner occupants because of the difficulty in collecting rents, maintenance and management. It therefore should be the aim of the city to encourage the sale of housing, presently absentee owned, to potential owner occupants. To effectively speed up this process, the City, should (through the mortgage review board) continue to urge the banks to approve mortgages within this district to applicants with satisfactory credit.

Another approach for possible implementation is to encourage the Boston Housing Authority to expand their leased housing program, scattered in this planning district, to the absentee owners in order that they can rehabilitate their property insuring that investment into their properties will be protected with long term lease agreements. This will require additional federal and State 707 subsidies.

The City should consider extending the present Housing Improvement Program, with 20% rebate for the cost of renovation to include investor owners. A higher rebate program, (40%) for major systems repairs should also be considered to address those structures in target areas that are structurally sound but economically questionable for rehabilitation. The 50% rebate program instituted this year for the elderly should be continued.

4. HUD Owned Vacant Housing (Homesteading Program)

Issue

The Wellington Hill area of Mattapan has, in recent years suffered from the problem of housing abandonment. These vacant HUD buildings continue to have a negative effect on what otherwise is a stable and well maintained neighborhood. The increase in housing abandonment came as the direct result of the inability of homeowners to obtain home repair loans and ultimately were subjected to mortgage foreclosure. In order to prevent any similar occurance, some necessary financial investment will have to take place.

Strategy

Fortunately, most of the abandoned buildings in the Wellington Hill area are HUD owned. Prospective homeowners can therefore take advantage of the Urban Homesteading Program. Under this program individuals can purchase HUD owned properties with a $2,000 security deposit, provided they rehabilitate the property within one year and proceed to reside on the property for three years. The City will concentrate new capital improvements in the area. The advantages of such a program are numerous in that housing abandonment, neighborhood stabilization and capital improvements will be comprehensively addressed.

B. NEIGHBORHOOD BUSINESS DISTRICTS

1. Walk Hill-Blue Hill Avenue

Issue

The change in the shopper orientation from smaller "mom and pop" stores to the larger shopping malls have caused the abandonment of the stores at the once commericial node of Blue Hill Avenue and Walk Hill Street. The physical condition gives the impression of blight and lack of confidence in Blue Hill Avenue as a commericial corridor and in the neighborhood. New uses for many of the existing structures is desirable.

Strategy

Studies by the City and local business groups should be made to assess the role of this commercial area and of the type of services to be provided given the existing and potential market. An in-depth market survey should be related to the City's "Restore" program, which provides a 20% rebate for certain improvements to commercial properties. If this is not done, encouraging store operators to rehab their commerical spaces only to have the market demand fall below the economic survival level would only result in another cyclical process of blight.

2. Mattapan Square

Issue

The Mattapan elderly residents have expressed the need for an elderly housing complex to be developed in the Mattapan Square area. Elderly housing will benefit the demand and will also be a benefit to the merchants by the increased consumer population. The elderly also see the Mattapan Square area desirable for elderly development because of public transportation access to downtown Boston.

There are three (3) major vacant lots on Blue Hill Avenue in the Mattapan Square area. Each of the three represent a negative physical effect on the Square. Each lot resulted from the demolition of a building and is potentially developable.

There are several large billboards in the Mattapan Square area. In order to develop a comprehensive commercial center character, consideration of control of size and location should be enforced.

Strategy

The City should encourge developers to evaluate housing for the elderly in the Mattapan Square area. The construction of new housing is a vital component in providing for the needs of the Mattapan district. Although new proposals for additional elderly housing should be developed, rehabilitation of existing structure should receive priority for limited Section 8 funds available. The City therefore should encourage the development of new elderly housing using Massachusetts Housing Finance Agency funding.

The City should encourage the redevelopment of the three vacant lots in the Mattapan Square area. To address the issue of reuse of key parcels and the question of billboards, the City's strategy should concentrate on (1) assisting to develop a strong and productive businessmen's association; (2) assisting that association in setting up workshops, conducting market studies, assessing current mixes of stores and attracting new businesses; (3) encouraging merchants to rehabilitate their storefronts with City assistance; and (4) developing guidelines for key reuse parcels.

C. VACANT LOT REUSE

Issue

In the past few years HUD and the City has demolished the majority of vacant residential structures leaving pockets of vacant land. Massive demolition has its disadvantages. The vacant lots that remain are difficult to dispose of through the present foreclosure process, and extremely difficult to maintain.

Strategy

The strategy for the eventual elimination of short-term improvements to existing vacant lots in the Mattapan district involves two specific programs which are presently being implemented by the City: the Revival Program, and Victory Gardening Program.

The Revival Program is designed to sell abuttors small vacant lots (under 5,000 sq.ft.) that are city-owned for a reasonable cost. Many of the vacant lots in the Mattapan district are not city-owned, therefore, it is essential that the City make an effort to speed up the foreclosure process for privately owned lots that are behind in taxes and are being considered for Revival.

Unlike the Franklin Field district, Mattapan has a much stronger housing stock. Therefore the City's revival program which transfers vacant lots to abuttors is a feasible disposition strategy and should continue with full attention of the City and the community.

The Victory Gardening Program is designed to allow community groups to use physically improved, city-owned land for gardening purposes. These lots will be selected by the Community, the Neighborhood Planner and the Little City Hall Manager based on size, location and agreement to the effectiveness of maintenance proposals by such community groups. Every effort will be made to speed up the forclosure process for lots that are not city-owned but are selected by the Little City Hall Manager and community for Victory Gardening. This will depend on their physical impact, seriousness of interest by the community group, and cost of improving the land for gardening.

D. OPEN SPACE

Issue

Walker Playground is operated by the Parks and Recreation Department owned by the City of Boston. With the increase in youths in the Mattapan District there has been an increase in the demand for outdoor (open space) recreational activities. The present physical conditions and recreational equipment of Walker Playground does not adequately satisfy the recreational demand of the Mattapan Community.

Since the roof of the field house has burned, there is no shaded area for relaxation between recreational events. There is no parking facility for Park League baseball or basketball. Fencing at the rear and sides of the playground is in poor condition. Fencing as a means of directing people who plan to use the facility into and out of the playground does not exist. The tot lot area of the park is in need of park equipment for active use. The park in general does not offer the flexibility for effective out-of-door recreational use. The area along Norfolk Street is littered and in need of maintenance.

Strategy

It is necessary to physically improve the condition and appearance of Walker Playground. Improvements would not only benefit users of the playground but also benefit the appearance and character of the surrounding residential neighborhoods.

To effectively address playground improvements a comprehensive physical plan should be developed. The Boston Redevelopment Authority's Landscape Department in conjunction with Parks and Recreation should develop a plan that would insure proper utilization of the playground facility as well as make sure that the playground is perceived as a positive amenity in a stable residential community.

Park entrances should be clearly defined and provided in order to direct the flow of recreational traffic in, and out of, the play-

ground. This should be done as not to distrub the character of the surrounding residential neighborhoods. All play equipment unused, or in poor condition, should be brought up to standard for active recreational use. Facilities that provide shade should be provided coordinated with other recreational facilities, within the playground, or for passive recreational activities such as tables for card and checker playing. Parking should be provided in an accessible location to alleviate the problem created from parking on Norfolk Street.

A phased City implementation program should include items such as tree planting, sidewalk and street furniture, as part of the overall design scheme for the playground. Efforts should be made to obtain federal matching grants. Program activities should be encouraged for recreational use, athletic, and other out door uses. As a result, the positive character of Mattapan as neighborhood would be enhanced.

E. COMMUNITY SECURITY PATROL

Issue

The fear of crime by residents in the Mattapan district has become a negative element in the life of the neighborhood. Many parks, playgrounds and streets which were once meeting places and recreational outlets are now feared and avoided. Many people are afraid to venture from their homes or walk the street at night. A recent Boston Globe article stated, "Much of the fear however, which pervades the lives of residents of this district is grounded more in emotion than in fact." Violent acts do occur in the City of Boston, however, most areas of the city are relatively free of violence or physical danger.

Strategy

Some residents of the area within this district have "written off their neighborhoods" while others have taken positive action. Residents first held meetings in individual homes and then organized a security patrol group. The key component in a strategy for community security is communication. Black and White neighbors are talking to each other. Once they thought crime was a problem particular to each group, but now realize it is a problem particular to everyone.

With the existence of a heigtened spirit of neighborhood awareness the City through the Police Department and in conjunction with neighborhood security patrol groups should jointly develop strategies to reduce and hopefully eliminate crime in the neighborhoods. The City can offer its support through partial funding and monitoring of these security patrol groups. Crime in Mattapan will have to be reduced if a more positive image for Mattapan is to be

established. A security patrol program can help to establish this image and effectively relate into the City's and Police Department's overall plan to reduce crime in the City of Boston.

F. TRANSPORTATION

1. Short Term Transportation Issues

The major public transportation mode for the Mattapan district is bus service with linkages to the Orange and Red Lines via Dudley, Egleston, Ashmont, Mattapan and Andrew Stations.

The Blue Hill Avenue trolley service which terminated at Egleston and Mattapan was once an attractive mode of transportation because it separated transit service from vehicular service.

Strategy

There is a need for re-evaluation of short term service provided by existing bus routes. Improved service would contribute to stabilizing Mattapan as a residential neighborhood. The City should encourage the MBTA to re-evaluate existing service and routes that would improve the quality of the transportation for the neighborhood.

2. Long Term Transportation Issues

The construction of the Southwest Corridor project (Relocation of the Orange Line) has a direct influence on Mattapan's long range transportation needs. A Replacement/Transit Improvement Study has been initiated to provide the analysis required to determine the type of service which is appropriate for the South End, Roxbury, Franklin Field, North Dorchester and Mattapan areas once the existing Orange Line is relocated.

This study will the specifics of Amtrak and commuter rail service along the Midlands Corridor during the construction of the Southwest Corridor (approximately five years). The Replacement Study will evaluate the alternative long range rapid transit service after the commuter rail system returns to the Southwest Corridor. These alternatives include a continued use of the Midlands Corridor as a potential transit corridor using light rail, rapid transit, or a continued use of commuter rail.

Other alternatives include: Alignment A (Washington Street-Warren Street-Blue Hill Avenue); Alignment B (the Midlands Branch Railroad) for downtown service and a crosstown connection near Dudley Station to provide service to Uphams

Corner and Back Bay/Fenway areas. It must be emphasized that these are generalized rights-of-way and not necessarily specific recommended services.

Strategy

It is important that the City make every effort to incorporate community input throughout the planning of the replacement service and eventual long term rapid transportation service. The character of the future development of the Mattapan district will be highly dependent on the alternative route, frequency of, and actual mode of transportation. At present consultant firms are gathering data on existing and future community transportation needs.

G. HUMAN SERVICES

Issue

The present Community Development Block Grant (CDBG) program and the City's Capital Improvement Program (CIP) have been primarily concerned with the physical improvement of the Mattapan district. However, human service issues are also of primary importance. There are presently many social service agencies serving the Mattapan District. (A profile describing the agency and service area follows.) Other social service agencies not located within the Mattapan district are the Osualo House and Dorchester APAC. These service agencies now offer counselling, social, health and welfare programs. All are not meeting the demands from their respective service areas. All have physical expansion problems with the exception of Lena Park. None are totally dependent on the City for funding. In all cases there is a great dependence on the United Way for funding, and minimal funding from private foundations.

Neighborhood decline and unemployment have an adverse effect on the quality of life in an area. This mental depression is so obvious and so deep that the need for social service has become extremely demanding. This depressed state for individuals also affects their attitude towards homeownership, renting, credit, and the capitalistic system of government and ultimately the family.

The cause is mostly the lack of money. The solution is jobs. The following table (Table III) is a profile of social service agencies and indicates the existing social services presently being offered.

TABLE III

PROFILE OF SOCIAL SERVICE AGENCIES MATTAPAN

Name of Organization:	Mattapan Community Neighborhood Health Center	Recruitment & Training Program, Inc.	Mattapan Police Community Relations Program	Episcopal Church of the Holy Spirit	Saint Angela's
Address:	129S Blue Hill Ave. Mattapan, 02126	1216A Blue Hill Ave. Mattapan, 02126	1601 Blue Hill Ave. Mattapan, 02126	S2S River Street Mattapan, 02126	1548 Blue Hill Ave. Mattapan, 02126
Services Offered:	-pediatrics -adult medicine -family planning -gynecology -pre-natal care -dental care -nutrition -pediatry -social services	-Buildino trades: setting people up in apprentice programs. -Job Development: professional, technical, non-traditional, manpower, minority & women	Mainly involved in police community relations & issues. Including a variety of matters that relate to the criminal justice process.	Christian Worship -church school -elderly nutrition program -Shittick Neighborhood association -Rugby Area United -Veterans of Foreign Wars -Oisabled Americans and Veterans -LCH Monthly Training meetings	-Senior Citizens Club -Catholic Youth Program -Guys & Gals (social group for adults) -Ladies Sodality -Saint Angelos elementary school -Religious Education Program for children -Girls & Boys Club & Scouts sponsored by the parish
Service Area/Service Load:	Mattapan: census tract 1110 & 1011 3,000 oresently enrolled 8,000 projected	Mattapan & Greater Boston Participation of 150-200 out of 1,000 applicants	Mattapan - 2S,000 people	Mattapan, Milton, Dorchester, Hyde Park	Mattapan- 1,000 families in parish
Eligibility Requirements:	None	At least 18 years	None	None	None
# of Employees:	S	7	3	4	22
Bldg. Oescription/ Size:	Occupies a portion of a rehabilitated warehouse: 3,600 sf.	Occupies one building: 3,200 s.f.	Occupies a 2 story buildino: 1,200 s.f.	Church-1 acre seats 300 people-Parish seats 150 people Living rm. seats 2S people-S classrooms seat 10-120 people.	4 buildings: convent, school, church rectory
Length of Operation:	3 years	Original Location: 196B-Boston Present Location: 1972-Mattapan	3 years	91 years	70 years
Major Funds (Public/Private):	Non-profit organization. Public	U.S. Department of Labor	Public: U.S. Law Enforcement Administration	Private: freewill contribution from members	Private
Executive Oirector Phone Number:	Mr. Greg Bulger 296-0061	Mr. Jim Clark 296-0020	Mr. Floyd Culley 298-37SO	Rev. Swinezsiers 298-0S77	Father Jennings 29B-0080

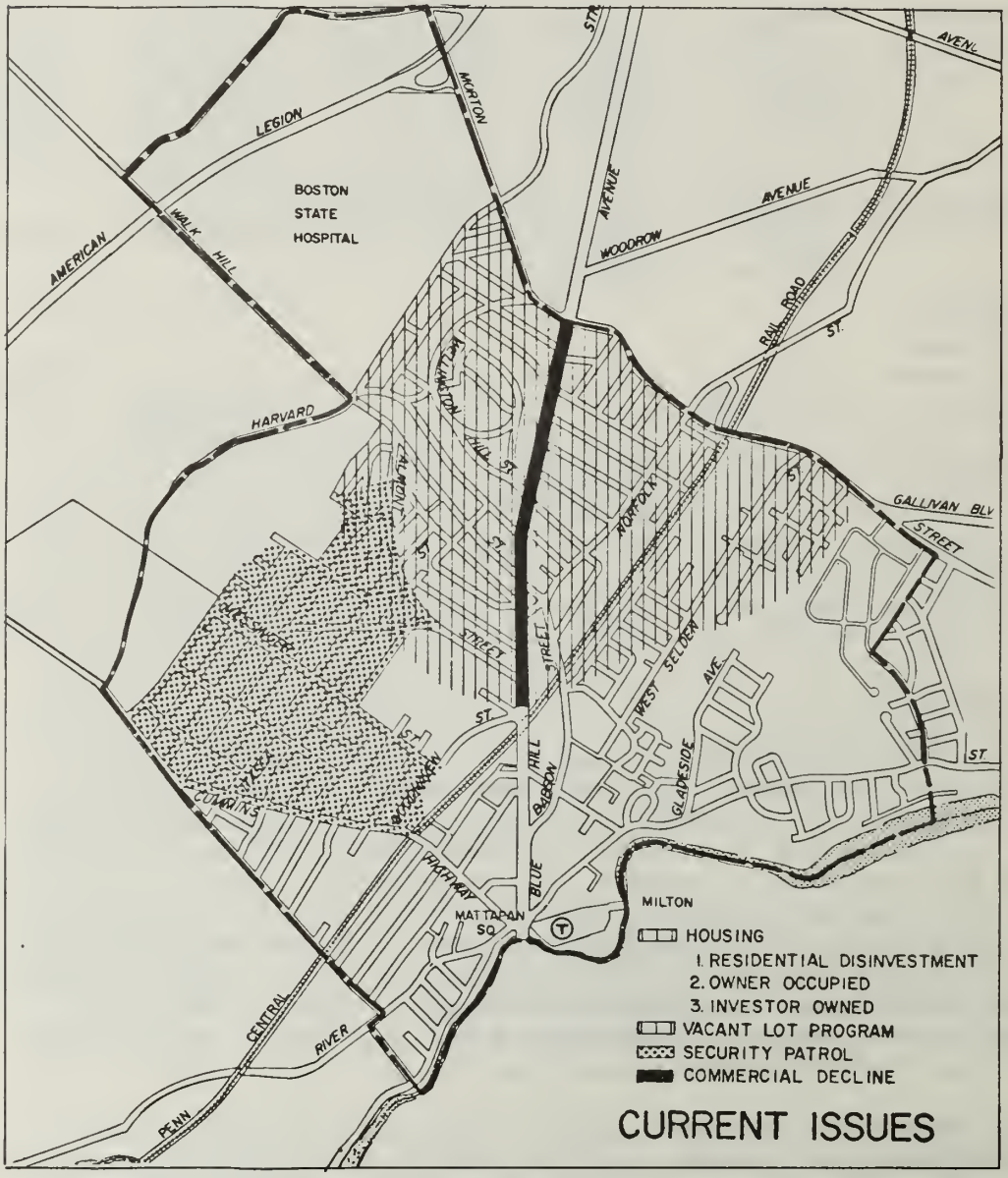
Strategy

The City should continue to support the coordination of human services within the City's neighborhoods. It is important to remember that the Community Development Program funded under the Housing and Community Development Act of 1974, is intended in both statute and regulation to be primarily a housing and physical development program, replacing HUD's categorical programs. In expressing this Congressional intent, HUD has explicitly limited funding for services to those which are in direct support of physical development in a community development area. While this criterion is broad, it establishes a first level of reviews for eligibility for human service programs.

Given the almost boundless needs of a low- to moderate-income population for services, and the inability to support these services from individual incomes, it is essential that the City establish priority categoreis, i.e., health care, elderly concerns, etc., to maximize its involvement.

In further assisting the coordination of human services within neighborhoods, the City should encourage State and Federal agen-

cies to continue to support and in the case where there is overwhelming demand as in the Mattapan neighborhood, continually review the need for new human service programs to meet the needs of the Mattapan residents.



3. PROPOSED THREE YEAR IMPROVEMENT PROGRAM (1979-1980) AND LONGER RANGE PLANNING AND DEVELOPMENT PROGRAM AND OBJECTIVES

The proposed 1979-1980 Neighborhood Improvement Program is designed to preserve Mattapan as a family-residential community by strengthening homeowner confidence. and continuing a public investment program that will promote Mattapan Square as a strong and viable neighborhood commercial center. In order to build confidence, the City should provide not only those programs which directly affect the quality of the housing stock but also, those programs such as street reconstruction, street trees, and additional park maintenance which would improve the overall quality of life.

In preparing this proposed program, it has been assumed that the funding level of the past three years will continue. This severly limits program options in Mattapan because of limited funds. Thus some worthwhile programs and capital improvements must be delayed and emphasis placed on cost effective programs.

In the recent past, City expenditure has been capital budget expenditures (using money acquired by selling City bonds) to build or buy major, long-lasting facilities (such as buildings); operating expenses (salaries, office space, other items consumed in their use), and Community Development Block Grants from HUD (CDBG) and Federal Public Works funding through the Department of Commerce.

In the past three years, the City and the Mattapan community have taken several steps to address the problems that face the community. Funds have been invested in housing programs, a major commercial area program, capital improvements, human services and public works.

The present need is to develop a longer range neighborhood planning program in order for the Mattapan community to look beyond the year to year budgeting process and develop a three year (perhaps longer) program of coordinated investment of Federal, City and State funds. This comprehensive approach will hopefully provide more returns for the funds expended and will encourage private investment by homeowners and business people who will be able to have some idea of what public ivnestment can be expected.

A. HOUSING

It is essential that the City of Boston provide programs in the Mattapan District that will stabilize the decline of housing conditions and encourage the upgrading of the housing stock. The Housing Improvement Program (HIP) has demonstrated that owner-occupants given financial incentives and technical counseling are anxious to make the improvements needed to meet Housing Code

Standards as well as improve the overall quality of the housing stock. This City wide program should be continued with certain areas within the Mattapan community being targeted for special emphasis to address the growing vacant building problem. Targeted areas might include Wellington Hill and the area between Blue Hill and Norfolk Streets. In addition to HIP, Urban Homesteading and the 312 program should be continued.

The expected stock impacted through this program is approximately fifty structures are expected to be sold by HUD through the City to potential homesteaders in the Wellington Hill homesteading area. Since HUD takes over all foreclosed FHA insured mortgages it is extremely important that HUD, the FHA, the City and the community through a real estate marketing component effort work towards arresting of foreclosures.

The Homesteading Program should therefore be continued with an active monitoring by the Homesteading Advisory Board in the selection of potential homesteaders, the construction process, and development of policy between HUD and FHA relating to forecasting and interrupting forclosure. This would essentially benefit avoiding buildings becoming vacant and eventually vacant lots.

The Section 312 program presently being offered with the Wellington Hills Homesteading area should also continue. The program presently offers mortgage payments to be as low as 3%. The program, like (HIP), should be targeted for special emphasis in the area between Blue Hill and Norfolk Streets. In order that the City may be able to determine whether this area also should receive the expanded HIP 40% Program, special attention shall be taking in monitoring programs for this targeted area, because of the high number of triple deckers, this housing stock is in most danger of become abandoned.

Programs for the investor owned housing stock must also be developed to encourage owners to renovate and maintain their buildings. A coordinated, consistent City policy toward rental housing which includes incentives to investor owners is essential.

1. HIP Program Limitation Corrections

The past participation level indicates the success of the Housing Improvement Program (HIP). The City's commitment and neighborhood response to the program also indicates the need to contiue the program as an effective means of revitalization of the housing stock in the Mattapan district and also to encourage a high percentage of owner occupancy.

The present limitations of the program for correction considerations are: how to modify the HIP program in order to

make it more responsive to the needs of lower income owners of housing in need of substantial fix-up; the availability of financing because of an individual's marginal credit status' and a poor contractor referral system.

Several procedural considerations should serve as a basis for program modification. The City should develop a mechanism that will address the effectiveness of the program. For example, individual residents who cannot obtain financing because of marginal credit status can perhaps receive funding through a guaranteed loan fund which would be set aside with CDBG monies with a 1% insurance fee. The 1% insurance fee will be acceptable to those residents of marginal credit status while at the same time insure program participation interest.

The City should also develop a mechanism to address the quality of the contractor selected and construction work proposed. This can be accomplished by an effective contractor referral and monitoring system.

Although these program modifications will work toward eliminating program limitations, the program effectiveness will continue to depend on the level of residential pride and the cooperation of the banking community.

2. Proposed Neighborhood Housing Service Program

The northern section of the Wellington Hill and Blue Hill/ Norfolk section of the Mattapan district has had a serious problem of housing abandonment and vacant lot dumping which has given these sections of the district a poor residential and commercial image.

A housing strategy that could help reverse the course of blight and assist these neighborhoods regain neighborhood confidence and pride is the Neighborhood Housing Service (NHS) program.

The NHS is a neighborhood preservation program aimed at upgrading both individual properties and the neighborhood as a whole. To reverse neighborhood blight and deterioation, community residents, financial institutions and government agencies are presently making a coordinated effort to provide technical assistance and a revolving loan fund in two target neighborhoods of Boston.

The NHS program receives substantial financial support from the banking community, local foundations and other civic organizations. The program is privately initiated and is being implemented in twenty-three cities throughout the country by the Urban Reinvestment Task Force.

An NHS program therefore should be investigated for the specific sections of the Mattapan area.

The City should make every effort to take full advantage of the Section 8 subsidy program for the elderly tenants in buildings that are in need of extensive rehabilitation and are suited for development for the elderly.

Violators of housing codes, zoning codes and building codes should quickly be brought into compliance. As a result of a balance between program incentives and enforcement of building and zoning laws, the atmosphere of real estate as it applies to the investor owners, will be more dependent on effective management and a more justified rent structure rather than emotion, distrust, and dishonest real estate practices.

Finally the City should make every effort to take full advantage of programs to help reduce rents for existing tenants in buildings that are in need of extensive rehabilitation.

B. NEIGHBORHOOD COMMERCIAL CENTERS

Mattapan Square has been the recipient of substantial private and public investments. It has proven to be a stable and atrractive neighborhood center. The Mattapan Board of Trade has been instrumental in the physical improvements of the Square. The City should continue to work with the Mattapan Board of Trade in the development of vacant parcels and billboard standards in the River Street section and Cummins Highway section of the Square west of Blue Hill Avenue.

The commercial nodes at Blue Hill Avenue and Walk Hill Street and Blue Hill Avenue and Morton Street presently do not have an active merchants group. It is essential for the City and merchant groups to define amenities that would improve the physical conditions of the commercial district. Money should be allocated each year to provide amenities in these areas which include benches, lighting, traffic control and signalization, landscaping and a continuation of the footpatrol program are needed. These activities will help these areas become more attractive to residents and reinforce the confidence of merchants. In addition, the City should, through the Mattapan Board of Trade, begin to study and evaluate market conditicns and recommend improvement programs.

Coordination with the Little City Hall Manager and the Merchants group should continue to define potential public parking lots. It is essential that public parking be located within the River Street commercial area west of Blue Hill Avenue. After location for public parking is determined, monies for their construction should be allocated from either CD or the capital budget.

In a more comprehensive approach, land use issues as they relate to properties on, or impacted by, the Blue Hill Avenue Corridor for the Mattapan district will be addressed as a part of The Boston Plan's revitalization of a distressed area: Blue Hill Avenue. The Boston Plan requires the commitment of Federal, State and local resources in an action-oriented redevelopment scheme to produce tangible results within the next two years. This strategy for Blue Hill Avenue will increase job opportunities and improve the economic environment for the community through the influx of private investment.

Although the problems currently affecting the area are substantial, there are clear indications that Blue Hill Avenue may very well be at a turning point. Through selective public and private investment Mattapan Square has again become a prosperous commercial district. Further north along the Avenue on Wellington Hill the housing stock is being successfully upgraded.

In light of the major redevelopment effort proposed by the City through The Boston Plan, a Blue Hill Avenue Commission is being formulated to encourage and facilitate the participation of community residents in the long range planning and implementation of the redevelopment of the Blue Hill Avenue Corridor and the impacted communities. This commission will also initiate capital improvement programs to provide City and social services while giving community residents a major role in monitoring the planning and development of the area.

C. OPEN SPACE

It has been extremely difficult in the past for the City to be able to pay for the cost of maintaining public parks and playgrounds.

In Mattapan there are three neighborhood parks that are in need of a comprehensive park maintenance strategy. They are: Walker Playground, Almont Playground and Monsignor Francis Ryan Field. Almont presently has a park corporation in order to address its maintenance needs. In order to better develop an effective program and maintenance strategy, the concept of a community park corporation for the other two parks in the Mattapan area should be evaluated. The corporation could be responsible for overseeing or monitoring program development, implementation and maintenance of parks and playgrounds.

Street trees should be planted in a systematic program on major arteries followed by local street plantings.

D. VACANT LOT REUSE

The City is presently making an effort to develop a comprehensive demolition and boarding strategy for the Mattapan district. This will involve a combined strategy with H.U.D., because of the

amount of vacant buildings that this agency owns. The result of the demolition will be an increase in the number of vacant lots. To address land use and control and zoning activities, the City, through the Little City Hall and the BRA, should continue to explore the Vacant Lot Program with rezoning considerations.

The Vacant Lot Program presently has three major components. The first is the Revival Program, currently in existence which allows the abutters to purchase the vacant lot next to their property. The second is the Victory Garden Program which allows community groups to use land identified by the City for the purpose of gardening. The third component is the Open Space Management Program. This program is the most comprehensive because it requires the City to clear and improve the conditions of, as well as to maintain and secure from further dumping, all problem vacant lots. The City should also work towards speeding foreclosures on property that is prvately owned and behind on property taxes, packaging these properties with City owned and banking the land for future use. During this period the Little City Hall and BRA should encourage an interim use while seeking appropriate developers for such parcels to assure that quality development will complement the community.

E. TRANSPORTATION NEEDS

See Section II, Issues and Recommended Strategies.

F. HUMAN SERVICES

Since the Community Development Program is primarily a housing and physical development program, only those human service programs for which there is a clear and compelling need and significant community support should be funded from the CD budget. The areas of health care, day care, and youth and elderly services should be thoroughly evaluated by the City with respect to the effective provision of services and the changing needs of Mattapan. Programs and funding levels should be reflective of these guidelines and evaluation so that the provision of key services will effectively respond to the needs of the resident of Mattapn and contribute to neighborhood stability.

G. PUBLIC FACILITIES

The City is quite interested in renovating schools that will be closing. The community should begin to work closely with the City in attempting to define proposed uses for these schools. The City will encourage local interest and new tax producing uses. It is important that the architectural heritage and character of the buildings in the Mattapan District be preserved.

Coordination with the Little City Hall Manager and the Merchants group should continue to define potential public parking lots. It

is essential that public parking be located within the River Street commercial area west of Blue Hill Avenue. After location for public parking is determined, monies for their construction should be allocated from either CD or the capital budget.

H. PUBLIC WORKS

A major emphasis in the Mattapan District should be to comprehensively address street resurfacing sidewalk reconstruction, tree planting, sewer and water work, street signs and signalization. Blue Hill Avenue is of major concern in the area and should be evaluated to determine the improvements that are necessary in the next 3 to 5 years and the most appropriate funding mechanisms.

I. PUBLIC SERVICE

The City should develop provisions for public services (including labor, supplies and materials) which are directed toward improving the community's public services and facilities, including those concerned with employment, crime prevention, child care, health, durg abuse, education, welfare or recreational needs, and which are directed toward coordinating public and private development programs. Such service may be provided with the assistance of the State and Federal government.

BOSTON REDEVELOPMENT AUTHORITY

Robert L. Farrell, Chairman
Joseph J. Walsh, Vice Chairman
James G. Colbert, Treasurer
James K. Flaherty, Assistant Treasurer
James E. Cofield, Jr., Member
Kane Simonian, Secretary
Robert F. Walsh, Director

Roy Bishop, Director, Neighborhood Planning Program
Ralph LeBeau - Mattapan Neighborhood Planner

4. MATTAPAN

FUTURE INVESTMENT NEEDS as related to issues, strategies and 1977 Investment Program

ISSUE	STRATEGY	1977 INVESTMENT PROGRAM	PROPOSED 1978-1980 NEIGHBORHOOD IMPROVEMENT PROGRAM ACTIVITIES
A. HOUSING 1. Residential Disinvestment	.Neighborhood promotional efforts .Demolition of hazardous buildings	.Demolition Program - $65,000 (CD)	.Continue demolition program city through the Building Department.
	.Board up vacant buildings if salvageable and restore with possible tax forgiveness .Sell vacant city owned buildings and forgive back tax.	.Boarding Program - $20,000 (CD)	.Continue Board Up Program by city through the Building Department. .Examine feasibility of a commitment from City Treasurer and/or assessor to forgive back taxes and offer buildings for reasonable sale price.
	.Mortgage Review Board		.Continue tomwork with banks thru Mortgage Review Board to secure mortgage & home improvement loans.
HUD Owned Vacant Housing (Homesteading Pronram)	.Homesteading rehabilitation of HUD owned buildings through potential homesteader.	.Homesteading Program - $80,000 (CD)	.Work with community to identify potential Homesteading oroperties and potential homesteaders.
2. Owner-Occupied Housing	.Housing Improvement Program 20% rebate for work complete.	.Housing Improvement Program 20% rebate for fix-up for certain repairs. $60,000 (CD)	.Continue Housing Rehabilitation Program with a rebate incentive. Coordinate with Revival and Victory Garden programs.
	.Coordination of Section 8 subsidies and State 707 funds. .Expand enforcement of existing building and zoning regulations. .Zoning Committee		.Identify target areas and assist in coordinating private and public funds to achieve maximum beneficial effect.
	.Continue 312 Program	.312 Program allocation for Year 77 (CD)	.Encourage and assist in the formulating of a group of residents who will be active in review land use conditions and proposals. The group would be responsible for making recommendations to city agencies responsible for regulating land use.
3. Public Housing Morton-Gallivan	.Public housing, sidewalk and lighting improvements	.Public housing BHA Rehabilitation Program ($146,300)	.Exnand BHA maintenance efforts and continue modernization efforts to improve the quality of public housing.
Absentee-owned Housing Program	.Study of investor-owned multi-family housing.	.BRA Planninq and Research Oepartment Staff	.The City should develop a work program to better coordinate city actions affecting absentee-owned multi-family housinn. Oevelop rehabilitation incentive oroqram.
B. NEIGHBORHOOD BUSINESS DISTRICTS	Program Improvements .Improve public safety by an effort to reduce potential crime within business areas. .Promotional and marketing advice	Footpatrol program Boston Police Oepartment - $18,000 (CD)	.Continue activities of neighborhood business coordinator and expand to all centers. Support merchants associations in encouraging appropriate businesses to move into commercial areas.
	Physical Improvements .Elderly Housing (on Babson Street site) .Restore Program .Redevelop vacant commercial parcels on Blue Hill Ave.		.Develop matching fund program with merchants for additional street furniture in this commercial area. .Encourage merchants to cooperate in RESTORE Program. Enforce the Boston Sign Code.
1. Mattapan Sq.	.Street lighting, road reconstruction, Mattapan Square.	Street lighting and road reconstruction $176,000 (CB)	
2. Morton-Blue Hill Ave.	.To reestablish Morton Blue Hill Avenue and a small scale commercial node.	Business Oistrict Specialist	
3. Walk Hill/Blue Hill Avenue	.To encourage the community to define the best use of the area of Blue Hill Ave. and to prepare a land use plan.	Business District Specialist	
C. VACANT LOT REUSE	.Survey condition and ownership of vacant lots. .Clean and improve existing vacant lots .Encourage sale to the abuttors .Encourage community use, Victory Gardening.		.Oevelop strategy to maintain,clean and sell city owned lots to abuttors. Continue REVIVAL and Victory Garden programs. Seek funds for open space management for comprehensive clean up program, improvements and reuse.
D. CAPITAL IMPROVEMENT & PUBLIC WORKS 1. Walker Playground	.Improve park maintenance and quality of equipment for park. Provide an area for toddlers and shelter for sitting area.	.Tot lot and shelter - $88,000 (CD)	.The City must coordinate park maintenance strategy between Parks and Recreation and Public Facilities. The city should also develop neighborhood interest and pride in neighborhood parks by scheduling interesting recreation activities and other park use.
2. Tree planting	.Provide trees where requested by community residents	.Tree planting - $12,500 (CD)	
E. PUBLIC WORKS AND CAPITAL IMPROVEMENTS	.Improvement of pedestrian signals, traffic signals, streets, sidewalks, and street lighting.	.Sidewalk improvements targeted, locations $57,000 (CD) $72,000 (CB) .Pedestrian signal, Fessendon Street and Blue Hill Avenue - $25,000 (CD)	.The City should evaluate residential traffic and parking issues in order to develop a physical olan to meet current needs of the community. .The City should work with community residents to define reuse surplus schools.
F. COMMUNITY SECURITY PATROL 1. Community and residential fears	.To encourage the residents of the Mattapan community to communicate with each other and to eliminate crime.		.To support community efforts to reduce potential crime. To encourage neighborhood pride and neighborhood security.
G. TRANSPORTATION 1. Short term issues	.The existing bus service will be reevaluated. Improved service will be recommended for community review.		.The City should continue to work with community residents in estahlishing policy for the interim use of commuter rail service and define long range transportation policy.
2. Long term transportation issues	.The consultant firm of TAMS is presently doing a study to determine the long term transportation needs for Roxbury, Dorchester and Mattapan communitles.		
H. HUMAN SERVICE 1. Adequacy of service & attitudes of individuals	.The city will support the coordination of city service . Health Center Program needs .Better park maintenance .Senior Transportation needs	.Avenue Neighborhood Health Center- $40,000 (CD) .Senior Shuttle - $16,500 (CD)	.The City should develop a social service need assessment for the Mattapan neighborhood in order to identify program services.